

Natural Environment Referral Response - Coastal

Application Number:	DA2021/2672
Date:	29/03/2022
Responsible Officer	Clare Costanzo
Land to be developed (Address):	Lot 8 DP 16692 , 115 Narrabeen Park Parade MONA VALE NSW 2103

Reasons for referral

This application seeks consent for land located within the Coastal Zone.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

The DA proposes alterations and additions to an existing dwelling at 115 Narrabeen Park Parade, Mona Vale. The application has been assessed in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Resilience & Hazards) 2021 and has also been assessed against the coastal relevant requirements of Pittwater LEP 2014 and Pittwater 21 DCP.

Coastal Management Act 2016

The subject site has been identified as being within the coastal zone and therefore the Coastal Management Act 2016 is applicable to the proposed development. The proposed development is considered to be consistent with the objects, as set out under Clause 3 of the Coastal Management Act 2016.

State Environmental Planning Policy (Resilience & Hazards) 2021

The subject land has been included on the 'Coastal Wetlands and Littoral Rainforest Area', 'Coastal Environment Area' and 'Coastal Use Area' maps under the State Environmental Planning Policy (Resilience & Hazards) 2021 (RH SEPP). Hence, Divisions 1 (Section 2.8), 3, 4 and 5 of the RH SEPP will apply to the subject DA. On internal assessment and as assessed in the Coastal Engineering Report prepared by Horton Coastal Engineering Pty Ltd, dated 22 March 2022, the DA satisfies the requirements of Divisions 1 (Section 2.8), 3, 4 and 5 of the RH SEPP.

As such, it is considered that the application does comply with the provisions of State Environmental Planning Policy (Resilience & Hazards) 2021 subject to conditions.

Pittwater LEP 2014 and Pittwater 21 DCP

Development on Foreshore Area

The subject property is affected by the foreshore building line and Part 7, Clause 7.8 –Limited development on foreshore area of the Pittwater LEP 2014 applies for any development within the foreshore area.

As assessed in the SEE by Matsuplan Planning Services, dated 14 February 2022, the alterations and additions to the existing dwelling are not proposed within the foreshore area and the DA is considered to satisfy the provisions and requirements of Clause 7.8 of Pittwater LEP 2014.

Coastline Bluff Hazard Management

The subject site is also shown to be affected by Coastline Bluff/Cliff Instability Hazard on Council's Coastal Risk Planning Map in Pittwater LEP 2014. As such, the Geotechnical Risk Management Policy for Pittwater (Appendix 5, Pittwater 21 DCP) and the relevant B3.4 Coastline (Bluff) Hazard controls in P21 DCP will apply to new development of the site.

A Geotechnical Assessment by AscentGeo Consulting Geotechnical Engineers dated 23 March 2022 based upon coastal engineering advice by Horton Coastal Engineering Pty. Ltd. dated 22 March 2022 concludes that the effects of chemical and mechanical weathering leading to coastal regression nor coastal inundation are considered to pose a significant risk to the subject site when applied to a design life of 100 years. The DA is therefore considered to satisfy the requirements of the B3.4 Coastline (Bluff) Hazard controls in P21 DCP.

As such, it is considered that the application does comply, subject to conditions, with the requirements of the coastal relevant clauses of Pittwater LEP 2014 and Pittwater 21 DCP.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan (ESCP) shall be prepared by an appropriately qualified person and implemented onsite prior to commencement. The ESCP must meet the requirements outlined in the Landcom publication Managing Urban Stormwater: Soils and Construction - Volume 1, 4th Edition (2004). The ESCP must include the following as a minimum:

- Site Boundaries and contours
- Approximate location of trees and other vegetation, showing items for removal or retention (consistent with any other plans attached to the application)
- Location of site access, proposed roads and other impervious areas (e.g. parking areas and site facilities);
- Existing and proposed drainage patterns with stormwater discharge points
- Locations and methods of all erosion and sediment controls;
- North point and scale.

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To protect the environment and receiving waters from the effects of sedimentation and erosion from development sites.

Stormwater Management

Stormwater shall be disposed of in accordance with Council's Policy. The stormwater management plan is to be implemented to ensure that there is no increase in stormwater pollutant loads arising from the approved development. Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to issue of the Construction Certificate.

Reason: To make appropriate provisions for stormwater management and disposal arising from development, ensuring that the proposed works do not negatively impact the environment and receiving waters.

Design Impact on Coastal Processes and Public/Private Amenity

All development and/or activities must be designed and constructed so that they will not adversely impact surrounding properties, coastal processes or the amenity of public foreshore lands.

Reason: To ensure the development does not impact coastal process and public/private amenity

CONDITIONS THAT MUST BE ADDRESSED PRIOR TO ANY COMMENCEMENT

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by a suitably qualified consultant prior to commencement of any other works on site. Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed, vegetation cover has been re-established across 70 percent of the site and the remaining areas have been stabilised with ongoing measures such as jute mesh or matting.

Reason: To protect the environment and receiving waters from the effects of sedimentation and erosion from the site.

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Pollution Control

All stockpiles, materials, waste and slurry associated with works (including excavated material) is to be contained at source within the construction area and enclosed in waterproof covering and/or sediment and erosion control while not in use. All waste/debris is to be removed off site and disposed of as frequently as required in accordance with applicable regulations.

Reason: To protect the surrounding environment, and ensure that pollutants and building associated waste do not leave the construction site.